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DOCUMENT NO. 5094
ADOPTED

MEMORANDUM

SEPTEMBER 15, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 52 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	5	1		
Back Bay	1			
Beacon Hill	1			
Charlestown	2	1		
Chinatown				
City Proper	1			
Dorchester				
East Boston	1	1	1	1
Fenway				
Government Center				
Hyde Park	2		1	
Jamaica Plain	2	1	2	
Kenmore	2			
Mattapan	1		1	
North End	1			1
Roslindale	1			
Roxbury				
South Boston	3	2		
South Cove				
South End	3	1		
West Roxbury	2	1		

Allston-Brighton

Denial Z-11841. 189 Cambridge Street, convert to lodging house.
Approval Z-11844. 10 Orkney Road, 24 to 25 apartments.
Approval Z-11875. 56 Henshaw Street, three family dwelling and office.
Approval Z-11883. 12 Gardner Street, eight apartments.
Approval Z-11951. 68 Larch Street, one family dwelling.
Approval Z-11976. 176 Lincoln Street, mezzanine addition.

Back Bay

Approval Z-11873. 331 Newbury Street, recording engineering school.

Beacon Hill

Approval Z-11903. 8 Myrtle Street, roof decks.

Charlestown

Approval Z-11872. 24 Sullivan Street, studio apartment.
Approval Z-11905. 16R Polk Street, garage to artist's studio; front addition.
Denial Z-11927. 14 School Street, two to three family dwelling.

City Proper

Approval Z-11924. 112-116 State Street, take out restaurant.

Dorchester

Denial Z-11895. 50 St. Margaret Street, addition.
Approval Z-11900. 25 Alban Street, two to four family dwelling.
Deferral Z-11896. 1117-1125 Blue Hill Avenue, function hall.
Deferral Z-11867. 1 Peabody Square, addition.
Denial Z-11886. 829 Columbia Road, one family dwelling.
Approval Z-11917. 465 Washington Street, addition.

East Boston

Approval Z-11870. 133 Eutaw Street, two to three family dwelling.

Deferral Z-11877. 14 Crestway Road, incorrect dormer dimensions.

Denial
without
Prejudice Z-11894. 13 Emmons Street, one to two family dwelling.

Denial Z-11923. 25 West Eagle Street, three family dwelling.

Hyde Park

Denial
without
Prejudice Z-11826-
 11827. 76-78 Garfield Avenue and 63-65 Washington Street, two two-family townhouse dwellings.

Approval Z-11898-
 11899. 32 Taunton Avenue and 50 Oakwood Street, two one-family dwellings.

Approval Z-11946. 73 Hamilton Street, addition.

Jamaica Plain

Approval Z-11901. 55 Seaverns Avenue, legalize two family dwelling.

Denial Z-11904. 50 Orchard Hill Road, addition.

Denial
without
Prejudice Z-11922. 8 and 12 Blanvon Road, three family townhouse structure.

Approval Z-11884. 707-711 Centre Street, restaurant, office, stores.

Denial
without
Prejudice Z-11930-
 11931. 101 Lamartine Street, two three-family dwellings.

Kenmore

Approval Z-11871. 616-620 Commonwealth Avenue, keeping of laboratory animals.

Approval Z-11868-
 11869. 595-601 Commonwealth Avenue, parking lots.

Mattapan

Approval Z-11888-
 11889. 131-R Woodrow Avenue, one-family dwelling.

Denial
without
Prejudice Z-11918. 2 Messinger Street, addition.

North End

- Deferral Z-11862. 186-190 Endicott Street, processing plant to one family dwelling, erect addition.
- Approval Z-11911. 187-189 North Street, retail store, waiver barrier free access.

Roslindale

- Approval Z-11912. 1015 Canterbury Street, three family dwelling.

Roxbury

- Deferral Z-11890. 350 Dudley Street, review with Authority and community.
- Z-11962. 49 Holworthy Street, three to four apartments.

South Boston

- Denial Z-11681. 501-503 East Eighth Street, addition.
- Denial Z-11829- 1654A = 1654 Columbia Road, garage to one family dwelling;
 11830. subdivision; addition.
- Approval Z-11906. 380 Dorchester Avenue, self service storage structure.
- Approval Z-11907. 649-649H East Broadway, addition.
- Approval Z-12004. 4-6 G Street, four apartment structure.

South End

- Approval Z-11910. 150 Worcester Street, basement living space.
- Denial Z-11914. 289 Shawmut Avenue, legalize four family dwelling.
- Approval Z-11925. 82 Waltham Street, extend dormer.
- Approval Z-11683. 15 Gray Street, porch addition.

West Roxbury

- Approval Z-11879. 52 Richwood Street, addition.
- Approval Z-11969. 75 Willowdean Avenue, addition.
- Denial Z-11880- 66-74 New Haven Street, three one-family dwellings.
 11882.

BOARD OF APPEAL REFERRALS

SEPTEMBER 15, 1988

Hearing

- | | | | |
|------|---------------|---------|---|
| 1. | Z-11681 | 9/20/88 | Carson Bay Associates
Kenneth T. O'Toole
501-503 East Eighth Street, South Boston |
| 2. | Z-11683 | 9/20/88 | Theodor Hauri
15 Gray Street, Boston |
| 3. | Z-11826-11827 | 9/27/88 | Jawasuki Nominee Trust
76-78 Garfield Avenue &
63-65 Washington Street, Hyde Park |
| 4. | Z-11829-11830 | 9/20/88 | Esther & Patricia Razzino
1654R-1654 Columbia Road, South Boston |
| 5. | Z-11841 | 9/20/88 | CIW Realty Trust
189 Cambridge Street, Allston |
| 6. | Z-11844 | 9/20/88 | Stephen M. Chapman
10 Orkney Road, Brighton |
| 7. | Z-11862 | 9/20/88 | Theodore Anzalone
186-190 Endicott Street, Boston |
| *8. | Z-11867 | 9/20/88 | Stephen G. Thompson
One Peabody Square, Dorchester |
| 9. | Z-11868-11869 | 9/20/88 | Trustees of Boston University
595-601 Commonwealth Avenue
Boston |
| 10. | Z-11870 | 9/20/88 | Christopher DePanfilis
133 Eutaw Street, East Boston |
| 11. | Z-11871 | 9/20/88 | Trustees of Boston University
616-620 Commonwealth Avenue, Boston |
| 12. | Z-11872 | 9/20/88 | Sheila Sweeney
24 Sullivan Street, Charlestown |
| 13. | Z-11873 | 9/20/88 | Dietz Realty Trust
331 Newbury Street, Boston |
| 14. | Z-11875 | 9/27/88 | Hughbert Bligh
56 Henshaw Street, Brighton |
| 15. | Z-11877 | 9/20/88 | Joyce Caggiano
14 Crestway Road, East Boston |
| *16. | Z-11879 | 9/20/88 | William J. Golden & Gwynne E. Morgan
52 Richwood Street, West Roxbury |

*not included in original submission

BOARD OF APPEAL REFERRALS

SEPTEMBER 15, 1988

		<u>Hearing</u>	
*17.	Z-11880-11882	9/20/88	James A. Tsekeris, Horst & Isabel J. Ambiel 66-74 New Haven Street, West Roxbury
18.	Z-11883	9/27/88	Salvatore S. Chisari 12 Gardner Street, Allston
*19.	Z-11884	9/20/88	Jodi L. Dupont, Trustee Centre Street Realty Trust 707-711 Centre Street, Jamaica Plain
*20.	Z-11886	9/27/88	Joseph Mangio 829 Columbia Road, Dorchester
*21.	Z-11888-11889	9/20/88	Carl Grannum 131R Woodrow Avenue, Mattapan
22.	Z-11890	10/4/88	Edward J. Tutunjian 350 Dudley Street, Roxbury
23.	Z-11894	9/27/88	Phyllis Falzone 13 Emmons Street, East Boston
*24.	Z-11895	9/27/88	Janina Kowalczyk 50 St. Margaret Street, Dorchester
*25.	Z-11896	9/27/88	Kay Chambers 1117-1125 Blue Hill Avenue, Dorchester
26.	Z-11898-11899	9/27/88	Quadrant Residential Corporation 32 Taunton Avenue & 50 Oakwood Street Hyde Park
27.	Z-11900	9/27/88	Paul F. & Eileen Pauda 25 Alban Street, Dorchester
28.	Z-11901	9/27/88	David W. Minden 55 Seavers Avenue, Jamaica Plain
29.	Z-11903	9/27/88	Jeffrey Dawson 8 Myrtle Street, Boston
30.	Z-11904	9/27/88	Walter F. Power 50 Orchardfield Road, Jamaica Plain
31.	Z-11905	9/27/88	Donald Haska 16R Polk Street, Charlestown
32.	Z-11906	9/27/88	Public Storage, Inc. 380 Dorchester Avenue, South Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

SEPTEMBER 15, 1988

		<u>Hearing</u>	
33.	Z-11907	10/4/88	Louis R. Peters 649-649H East Broadway, South Boston
34.	Z-11910	10/4/88	Warren K. Howard 150 Worcester Street, Boston
35.	Z-11911	10/4/88	Joseph G. Ciota 187-189 North Street, Boston
36.	Z-11912	10/4/88	Patrick McCabe 1015 Canterbury Street, Roslindale
37.	Z-11914	10/4/88	Theresa Nassif 289 Shawmut Avenue, Boston
*38.	Z-11917	10/4/88	Scott's Food Service 465 Washington Street, Dorchester
*39.	Z-11918	10/4/88	Mr. & Mrs. Roderick Williams 2 Messinger Street, Mattapan
40.	Z-11922	10/4/88	Quadrant Residential Corporation 8 & 12 Blanvon Road, Jamaica Plain
41.	Z-11293	10/4/88	John J. Conway, Jr. 25 West Eagle Street, East Boston
42.	Z-11924	10/4/88	114 State Street Associates 112-116 State Street, Boston
43.	Z-11925	10/4/88	Christopher Garrison 82 Waltham Street, Boston
44.	Z-11927	10/4/88	Kathleen F. Doherty 14 School Street, Charlestown
*45.	Z-11930-11931	9/27/88	Thomas Carey 101-103 Lamartine Street, Jamaica Plain
46.	Z-11946	10/4/88	Myles Colleran 73 Hamilton Street, Hyde Park
47.	Z-11951	10/4/88	Henry L. & Ping Chan 68 Larch Street, Brighton
*48.	Z-11962	10/4/88	Warren Smith 49 Holworthy Street, Roxbury
49.	Z-11969	9/20/88	Alan Harrington 75 Willowdean Avenue, West Roxbury

*not included in original submission

BOARD OF APPEAL REFERRALS

SEPTEMBER 15, 1988

Hearing

50.	Z-11976	9/20/88	Casey and Hayes 176 Lincoln Street, Brighton
51.	Z-12004	9/20/88	James Torney 4-6 G Street, South Boston
*52.	Z-11410	9/27/88	John Stevens 286A-290 Medford Street, Charlestown

Hearing: 9/20/88 Z-11681
Carson Bay Associates
Kenneth T. O'Toole
501-503 East Eighth Street
South Boston
Site: Three-story structure (two-family dwelling and
tavern)
District(s): Apartment (H-1-50)
Purpose: Erect one-story rear addition to tavern.

Violation(s): At variance with previous Board of Appeal decision.

Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11681, Carson Bay Associates, Kenneth T. O'Toole, 501-503 East Eighth Street, South Boston, for three variances to erect rear addition to tavern in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposal to add a one-story rear addition for the purpose of expanding the kitchen area of an existing tavern. Structure is located in a densely-populated residential district and is surrounded by one-, two-, and three-family houses and a city-owned elderly development. The proposed addition would extend from the rear of the existing building to within approximately six to eight feet of the side of an abutting three-family dwelling where kitchen and bath windows are located. Concerns are noise, exhaust, and refuse disposal, as well as, the impact on the neighborhood that this expansion would create.



Z-11681 501-503 E. EIGHTH ST, S. BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 9/20/88

Z-11683
Theodor Hauri
15 Gray Street
Boston

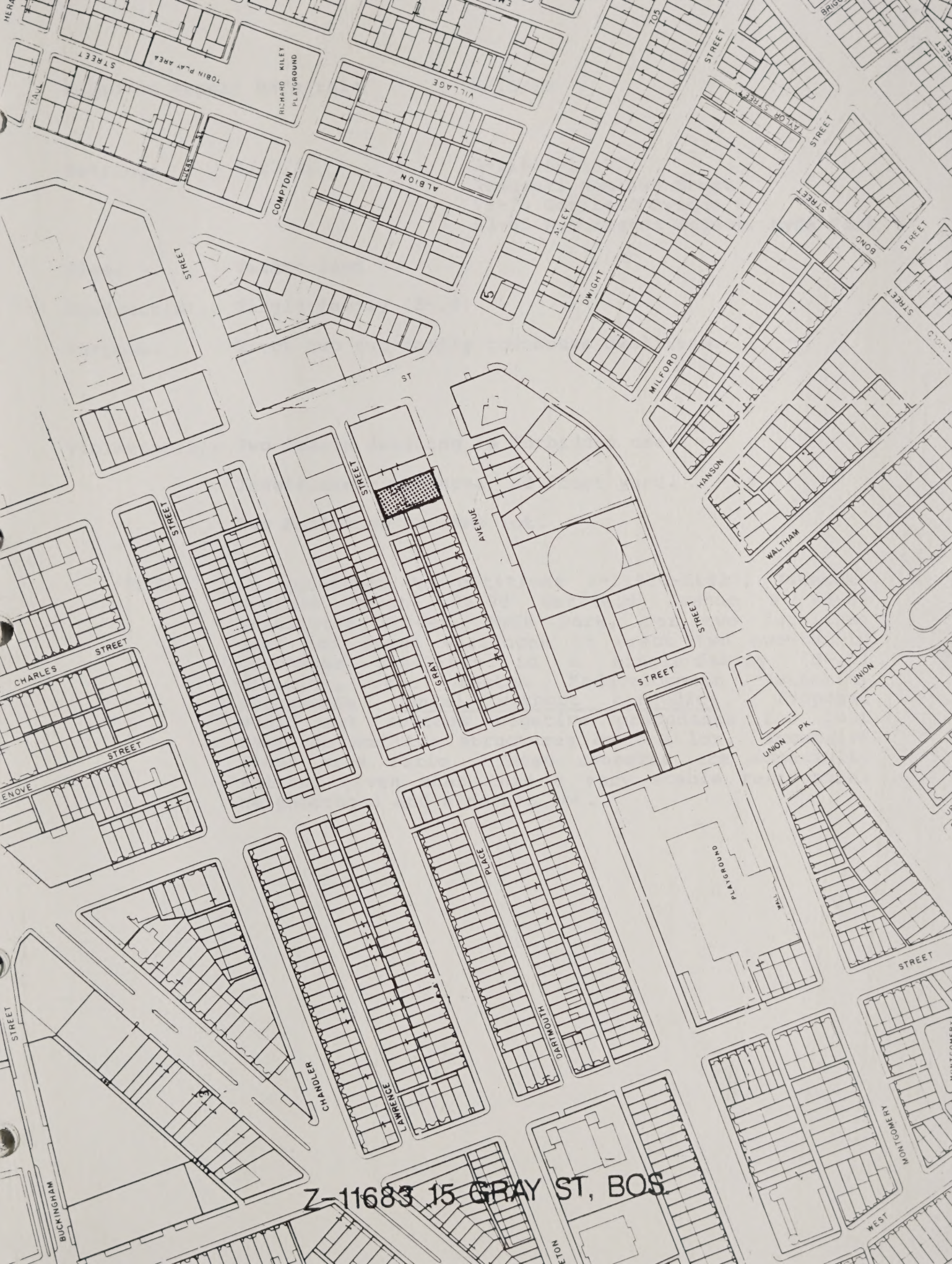
Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Erect rear porch addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11683, Theodor Hauri, 15 Gray Street, Boston, for variance to erect rear porch addition to two-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Existing condition for several years without apparent impact.



Z-11683 15 GRAY ST, BOS

Hearing: 9/27/88 Z-11826-11827
Jawasuki Nominee Trust
76-78 Garfield Avenue &
63-65 Washington Street, Hyde Park

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect two two-family townhouse dwellings.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area and front yard.

Two buildings on same lot.

VOTED: In reference to petitions Z-11826-11827, Jawasuki Nominee Trust, 76-78 Garfield Avenue & 63-65 Washington Street, Hyde Park, for two forbidden uses and seven variances to erect two two-family townhouse dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal would set serious negative precedents for four families and two structures on one lot. Excessive floor area ratio. These concerns are especially salient given that this a very stable residential neighborhood and a corner lot.



Z-11826-11827 76-78 GARFIELD ST., &
& 63-65 WASHINGTON ST., HYDE PARK

Hearing: 9/20/88 Z-11829-11830
Esther & Patricia Razzino
1654R-1654 Columbia Road
South Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from garage to same, one-family dwelling and storage; erect one-story addition; subdivide.

Violation(s): Insufficient lot area, width, frontage, open space, front, side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11829-11830, Esther & Patricia Razzino, 1654R-1654 Columbia Road, South Boston, for thirteen variances for change of occupancy from garage to same, one-family dwelling and storage; erect one-story addition; subdivide in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Subdivision of substandard 4,679-square-foot lot would only exacerbate existing conditions. Garage is located along rear lot line. Concerns are the impact on rear abutter's property, loss of open space, and creation of further substandard lots.

Z-11829-11830 1654A-1654 COLUMBIA RD., SOUTH BOSTON

APPROXIMATE



Hearing: 9/20/88 Z-11841
CIW Realty Trust
Harvey P. Wilk
189 Cambridge Street
Allston

Site: Three-story row structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and store to lodging house.

Violation(s): Insufficient lot area and off-street parking.
Interim Planning Overlay District.

VOTED: In reference to petition Z-11841, CIW Realty Trust, Harvey P. Wilk, 189 Cambridge Street, Allston, for three variances for change of occupancy from two-family dwelling and store to lodging house in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Density, parking, and quality of living space are prime concerns. The quality of the living space is poor. A room is substantially smaller than a typical one-bedroom apartment, yet would be used similarly. Rooms in this proposal average only .90 square feet. Despite the small room size, there is no common recreation or parlor space within the structure. The only common area besides the bathrooms and kitchen is a small, exterior patio no larger than 100 square feet and this would be unusable during the winter months. The plans call for no storage space. As a result, residents would have no alternative than to use their rooms, already undersized, for storage. The result would be rooms that are cramped, crowded and potential fire hazards. Basement rooms, even if meeting ISD guidelines, are damp and dark and are rarely fit for living space. PZAC recommends denial. The proposal would create poor housing and set a negative precedent for the neighborhood.



Z-11841 189 CAMBRIDGE ST., ALLSTON

Hearing: 9/20/88

Z-11844
Stephan Chapman
10 Orkney Road
Brighton

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from 24 to 25 apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11844, Stephan Chapman, 10 Orkney Road, Brighton, for forbidden use and three variances for change of occupancy from 24 to 25 apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Existing condition approximately twelve years as evidenced by decontrol documentation from the Boston Rent Equity Board.

Hearing: 9/20/88

Z-11862
Theodore Anzalone
186-190 Endicott Street
Boston

Site: One-story structure

District(s): Apartment (H-3-55)

Purpose: Change occupancy from poultry processing plant
to one-family dwelling; erect two-story addition.

Violation(s): Restricted roof structure district.

Insufficient rear yard.

VOTED: In reference to petition Z-11862, Theodore Anzalone, 186-190 Endicott Street, Boston, for conditional use and variance for change of occupancy from poultry processing plan to one-family dwelling and erect two-story addition in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends deferral. Appellant and abutters are meeting to try to resolve differences.



Z-11862 186-190 ENDICOTT ST. BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 9/20/88

Z-11867
Stephen G. Thompson
1 Peabody Square
Dorchester

Site: 1½-Story structure

District(s): General business (B-1)

Purpose: Erect one-story addition to medical office building.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11867, Stephen G. Thompson, 1 Peabody Square, Dorchester, for variance to erect one-story addition to medical office building in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. Appellant and community are currently negotiating to resolve a deed restriction to allow addition to be constructed.



Hearing: 9/20/88 Z-11868
Trustees of Boston University
595 Commonwealth Avenue
Boston

Site: Parking lot

District(s): General business (B-4)

Purpose: Use premises for parking of 125 vehicles.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-11868, Trustees of Boston University, 595 Commonwealth Avenue, Boston, for conditional uses to use premises for parking of 125 vehicles in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no food or beverage be sold from vending carts on premises; the evening rates be structured to encourage patronage of the night clubs currently located at 533 Commonwealth Avenue and that such rates remain in effect until the last of such clubs leave to operate at said premises. (Boston University agreed to this proviso in negotiations with the community, and the Authority approved this proviso on August 13, 1987); real estate taxes will be paid on property to the extent that the parcel is utilized for commercial purposes. The Boston University Task Force voted support of the general parking use.

9/15/88

Hearing: 9/20/88 Z-11869
Trustees of Boston University
601 Commonwealth Avenue
Boston

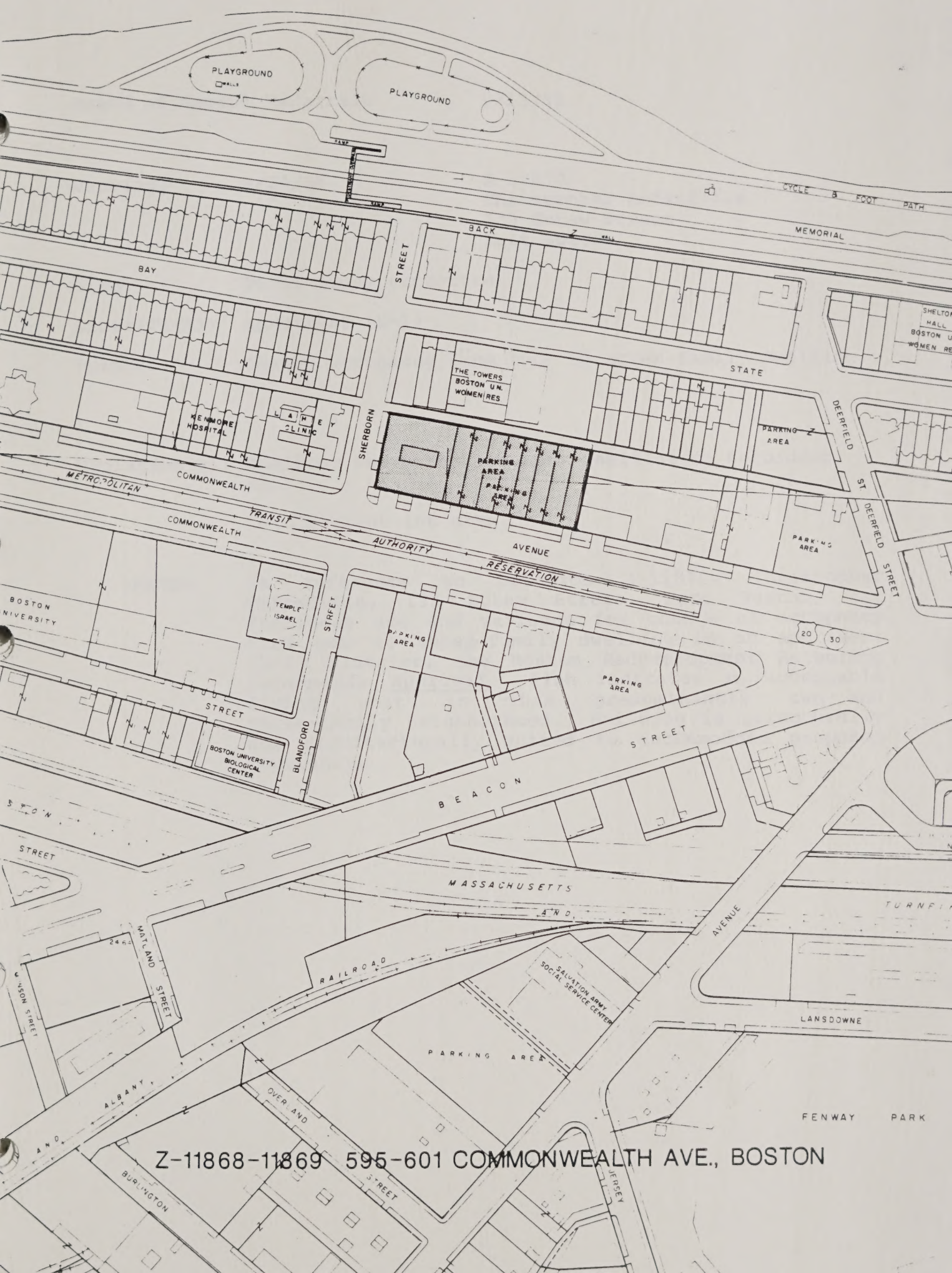
Site: Parking lot

District(s): General business (B-4)

Purpose: Increase capacity from 50 to 56 vehicles.

Violation(s): Pre-existing conditional use.

VOTED: In reference to petition Z-11869, Trustees of Boston University, 601 Commonwealth Avenue, Boston, for conditional use to increase capacity from 50 to 56 vehicles in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no food or beverage be sold from vending carts on premises; real estate taxes will be paid on property to the extent that the parcel is used for commercial purposes. The Task Force voted support of this increase in parking.



Z-11868-11869 595-601 COMMONWEALTH AVE., BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 9/20/88

Z-11870
Christopher DePanfilis
133 Eutaw Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11870, Christopher DePanfilis, 133 Eutaw Street, East Boston, for forbidden use and variance for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Plan indicates an acceptable living unit in this predominantly two- and three-family neighborhood. Building is structurally and architecturally suited to accommodate proposed occupancy.



2-11870 133 EUTAW ST, EAST BOSTON

Hearing: 9/20/88

Z-11871

Trustees of Boston University
616-620 Commonwealth Avenue
Boston

Site: Five-story structure

District(s): Apartment (H-4)

Purpose: Change occupancy from offices, laboratories, classrooms, conference rooms, shops and machine shops, research, instructional and therapy clinics, copy center, accessory and other parking and on-premises wall and freestanding signs to same and keeping of laboratory animals.

Violation(s): Keeping of laboratory animals is conditional use.

In reference to petition Z-11871, Trustees of Boston University, 616-620 Commonwealth Avenue, Boston, for conditional use for change of occupancy from offices, laboratories, classrooms, conference rooms, shops and machine shops, research, instructional and therapy clinics, copy center, accessory and other parking and on-premises wall and freestanding signs to same and keeping of laboratory animals in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with proviso: that use comply with all applicable city, state, and federal regulations with respect to the keeping of laboratory animals. Proposed use is currently located in an adjacent building. Initial plans approved by the Authority indicated a portion of 616-620 Commonwealth Avenue was to be occupied by Sargent College. With the closing of the School of Nursing, the biology department has now been designated for this space; the animal keeping facility will be located in a portion of the basement. The Task Force supports this conversion and keeping of laboratory animal occupancy.



Z-11871 616 620 COMMONWEALTH AVE., BOSTON

Hearing: 9/20/88 Z-11872
Sheila Swenny
24 Sullivan Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11872, Sheila Swenny, 24 Sullivan Street, Charlestown, for variance to legalize occupancy for two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartment comply with Inspectional Services Department guidelines. Appellant will improve structure formerly owned by her parents. Additional living space will consist of 375 square feet.



2-11872-24 SULLIVAN ST. CHARLESTOWN

Hearing: 9/20/88 Z-11873
Dietz Realty Trust
331 Newbury Street
Boston

Site: Two-story structure

District(s): Apartment (B-3-65)

Purpose: Change occupancy from recording studio and office to music recording studio, recording engineering school, and offices.

Violation(s): Recording engineering school is conditional use.

VOTED: In reference to petition Z-11873, Dietz Realty Trust, 331 Newbury Street, Boston, for conditional use for change of occupancy from recording studio and office to music recording studio, recording engineering school, and office in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval of request. There will be no exterior changes to the building, and no anticipated changes in traffic flow or noise levels from existing uses. Currently, the tenant offers professional studio use for a fee; proposed use would teach recording techniques one night a week. The building is located in subdistrict B of the downtown IPOD. Both the Back Bay Association and the Neighborhood Association of the Back Bay were contacted and did not oppose the petition.



Z-11873 331 NEWBURY ST., BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 9/27/88

Z-11875
Hughbert Bligh
56 Henshaw Street
Brighton

Site: Three-story structure

District(s): Local business (L-.5)

Purpose: Legalize occupancy as three-family dwelling and professional office.

Violation(s): Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11875, Hughbert Bligh, 56 Henshaw Street, Brighton, for variance to legalize occupancy for three-family dwelling and professional office in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition for many years.



Z-11875

56 HENSHAW ST BRIGHTON

Hearing: 9/20/88 Z-11877
Joyce Caggiano
14 Crestway Road
East Boston

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Excessive building height.

VOTED: In reference to petition Z-11877, Joyce Caggiano, 14 Crestway Road, East Boston, for variance to erect dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral. Proposed dormer does not present negative visual impacts nor set a negative precedent. There is a discrepancy between the application and the plans as submitted in the length and height of the dormer. Where there is insufficient information to determine where the discrepancy could be corrected it is difficult to review the plans. Appellant to resubmit with correct dimensions.



11877 14 CRESTWAY RD., EAST BOSTON

Hearing: 9/20/88 Z-11879
William J. Golden & Gwynne E. Morgan
52 Richwood Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11879, William J. Golden & Gwynne E. Morgan, 52 Richwood Street, West Roxbury, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Addition will result in better interior circulation while not creating adverse impact on the neighborhood. Appellant has support of several neighbors.



Z-118.79 52 RICHWOOD ST., WEST ROXBURY

Hearing: 9/20/88 Z-11880-11882
James A. Tsekeris, Horst & Isabel Ambiel
66-74 New Haven Street
West Roxbury

Site: 10,745 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect three one-family dwellings.

Violation(s): Insufficient lot area, width, frontage, and rear yard.

VOTED: In reference to petitions Z-11880-11882, James A. Tsekeris, Horst & Isabel Ambiel, 66-74 New Haven Street, West Roxbury, for twelve variances to erect three one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Lots would be almost 20% less than the prevailing average lot size on the block, which is 40 percent smaller than the S-.5 lot size requirement. Abutters have been contacted by appellants' agent but no community meeting has been held to explore alternatives. Redivision of lots and construction of two dwellings would be appropriate..



Z-11880-11882 66-74 NEW HAVEN ST. WEST ROXBURY

Hearing: 9/27/88 Z-11883
Salvatore S. Chisari
12 Gardner Street
Allston

Site: 16,207 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect eight-unit apartment structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11883, Salvatore S. Chisari, 12 Gardner Street, Allston, to erect eight-unit apartment structure in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The proposal is to construct an eight-unit apartment building consisting of approximately 7,984 square feet. The lot area is 16,207 square feet. The site presently contains a dilapidated Victorian dwelling which is unoccupied. The height, scale, and massing are compatible and complimentary to the surrounding structures on the street. The developer has stated that he intends to preserve the original front porch, which appears to be the most historically significant part of the existing structure. The site is surrounded by higher density apartment buildings--the new structure would be less dense than these. The apartment units themselves are spacious with an average size between 750 and 1,000 square feet. The IPOD off-street parking requirement has been met. Allston-Brighton PZAC recommends denial. Site is located within the Commonwealth, Brighton Avenues North Beacon Street subarea.



Z-1883 12 GARDNER ST. ALLSTON

Hearing: 9/20/88 Z-11884
Jodi Dupont, Trustee
Centre Street Realty Trust
707-711 Centre Street
Jamaica Plain

Site:

District(s): General business (B-1)

Purpose: Change occupancy from three apartments and two stores to restaurant, offices, and two stores.

Violation(s): Insufficient off-street parking.

Barrier free access.

VOTED: In reference to petition Z-11884, Jodi Dupont, Trustee, Centre Street Realty Trust, 707-711 Centre Street, Jamaica Plain, for two variances for change of occupancy from three apartments and two stores to restaurant, offices, and two stores in a general business (B-1) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the appellant receive approval from the Architectural Access Board; that basement not be developed as usable space; that plans be submitted to the Authority for design review approval. Proposed renovation is consistent with the goal of the Jamaica Plain Neighborhood Council to improve the quality of the commercial area. Expansion into basement would create negative precedent in congested area where there is a severe parking shortage.



Z-11884 707-711 CENTRE ST., JAMAICA PLAIN

Board of Appeal Referrals

9/15/88

Hearing: 9/27/88 Z-11886
Joseph Mangio
829 Columbia Road
Dorchester

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, front, and rear yards.
Off-street parking design.

VOTED: In reference to petition Z-11886, Joseph Mangio, 829 Columbia Road, Dorchester, for four variances to erect one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Site, 2,500-square-foot lot, is located at the corner of Buttonwood Street, directly opposite the Southeast Expressway entrance-exit. This section of Columbia Road supports a high volume of traffic. Specific concerns are: lot size, setback from Columbia Road and access to garage from Columbia Road.



Z-11886 829 COLUMBIA RD. DORCHESTER

Hearing: 9/20/88 Z-11888-11889
Carl Grannum
131-131R Woodrow Avenue
Mattapan

Site: 4,500 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling and two-car accessory garage.

Violation(s): Insufficient lot area, width, frontage, and side yard.

VOTED: In reference to petitions Z-11888-11889, Carl Grannum, 131-131R Woodrow Avenue, Mattapan, for five variances to erect one-family dwelling and two-car accessory garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Very long, narrow 4,500-square-foot lot. Proposal is appropriate.



Z-11888-11889

131R WOODROW AVE

MATTAPAN

Board of Appeal Referrals

9/15/88

Hearing: 10/4/88

Z-11890
Edward J. Tutunjian
350 Dudley Street
Roxbury

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy to repair garage, inspection station,
and indoor-outdoor sale of used cars.

Violation(s): Repair garage and outdoor sale of used cars are
conditional uses.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11890, Edward J. Tutunjian, 350 Dudley Street, Roxbury, for two conditional uses for change of occupancy to repair garage, inspection station, and indoor-outdoor sale of used cars in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Property is located in the Mt. Pleasant subdistrict of the Roxbury Interim Planning Overlay District. Existing structure is underutilized, however, the present proposal is incomplete and specifics of the hours of operation, number of vehicles involved, and site plan have not been presented to the Authority nor the community for review.



2-11890

350 DUDLEY ST

ROXBURY

9/15/88

Hearing: 9/27/88

Z-11894
Phyllis Falzone
13 Emmons Street
East Boston

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11894, Phyllis Falzone, 13 Emmons Street, East Boston, for two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Floor plans do not correspond with footprint indicated on plot plan. Inspectional Services Department application does not state rear addition. Inadequate means of egress from rear yard presents safety hazard.



Z-11894 13 EMMONS ST., EAST BOSTON

Hearing: 9/27/88

Z-11895
Janina Kowalczyk
50 St. Margaret Street
Dorchester

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-11895, Janina Kowalczyk, 50 St. Margaret Street, Dorchester, for variance to erect one-story addition to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. The appeal is for the construction of a 11' x 24' rear addition for use as a garage. The zoning violation cited is for an insufficient front yard, however this is an existing condition and is not increased by the proposed addition. It appears that the violation is an insufficient rear yard. Concern is the proximity of the addition to the abutting property in the rear and access to the garage through a private way.



Z-11895 50 ST. MARGARET ST., DORCHESTER

25

Board of Appeal Referrals

9/15/88

Hearing: 9/27/88 Z-11896
Kay Chambers
1117-1125 Blue Hill Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two stores and beauty salon
to function hall and beauty salon.

Violation(s): Function hall is forbidden use.

Insufficient off-street parking.

VOTED: In reference to petition Z-11896, Kay Chambers, 1117-1125 Blue Hill Avenue, Dorchester, for forbidden use and variance for change of occupancy from two stores and beauty salon to function hall and beauty salon in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral. Proposal requires appropriate review to address impacts on surrounding area. Appellant should meet with the Authority to resolve the following issues: capacity of hall, location of off-street parking, class of liquor license to be requested, and hours of operation.



Z-11896 1117-1125 BLUE HILL AVE., DORCHESTER

Hearing: 9/27/88 Z-11898-11899
Quadrant Residential Corporation
32 Taunton Avenue & 50 Oakwood Street
Hyde Park

Site: 7,200 Square feet of land

District(s): Single-family (S-.5)

Purpose: ERect two one-family dwellings.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, and rear yard.

VOTED: In reference to petitions Z-11898-11899, Quadrant Residential Corporation, 32 Taunton Avenue & 50 Oakwood Street, Hyde Park, for ten variances to erect two one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Lot size is consistent with those of surrounding properties on this street and neighborhood. Occupancy is appropriate as the neighborhood is predominantly single-family. Plot plan depicts front yard parking violation. This could be avoided by shifting the house forward and placing the parking in the rear of the lot. The parking can be accessed through a side yard driveway of which width is insufficient.



Z-11898-11899 32 TAUTON AVE, 50 OAKWOOD ST, HYDE PARK

Board of Appeal Referrals

9/15/88

Hearing: 9/27/88

Z-11900
Paul F. & Eileen Padua
25 Alban Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Four-family dwelling is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11900, Paul F. & Eileen Padua, 25 Alban Street, Dorchester, for forbidden use and two variances for change of occupancy from two- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition approximately fourteen years without apparent complaint.



Z-11900 25 ALBAN ST. DORCHESTER

Board of Appeal Referrals

9/15/88

Hearing: 9/27/88 Z-11901
David W. Minden
55 Seavers Avenue
Jamaica Plain

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area.

VOTED: In reference to petition Z-11901, David W. Minden, 55 Seavers Avenue, Jamaica Plain, for conditional use and variance to legalize occupancy for two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition for many years; consistent with surrounding properties. Two-car garage located on property.



Z-11901 55 SEAVERNS AVE., JAMAICA PLAIN

Hearing: 9/27/88 Z-11903
Jeffrey Dawson
8 Myrtle Street
Boston

Site: Three-story structure

District(s): Apartment (H-2-65)

Purpose: Erect two roofdeck additions to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11903, Jeffrey Dawson, 8 Myrtle Street, Boston, for variance to erect two roofdeck additions to one-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Roofdecks on rear ell will provide open space. Decks will not abut other properties. Design has been approved by Beacon Hill Architectural Commission.



Z-11903 - 8 MYRTLE ST. BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 9/27/88 Z-11904
Walter F. Power
50 Orchard Hill Road
Jamaica Plain

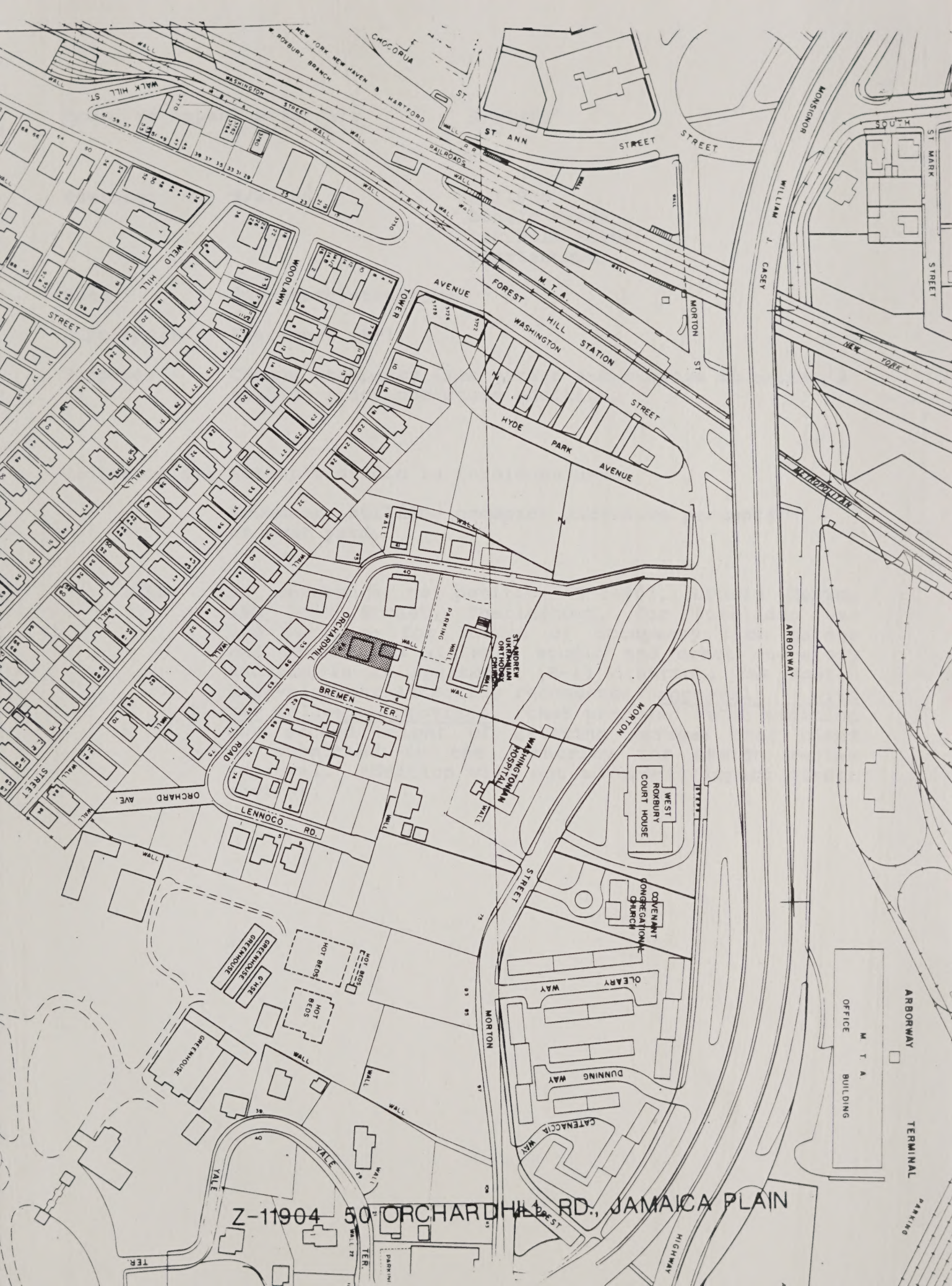
Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to three-family dwelling;
erect three-story addition.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-11904, Walter F. Power, 50 Orchard Hill Road, Jamaica Plain, for two variances for change of occupancy from one- to three-family dwelling and erect three-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Though the proposed addition would be attached to the existing structure, in effect, it would function as a second dwelling on the site. Orchard Hill Road is primarily a single-family street. The home at 50 Orchard Hill is assessed as a single family. The addition would set a negative precedent for two structures on a lot, two-family homes. The single-family character of this street should be maintained. There are no apparent special circumstances or substantial hardships.



Z-11904 50 ORCHARD HILL RD., JAMAICA PLAIN

Board of Appeal Referrals

9/15/88

Hearing: 9/27/88

Z-11905
Donald Haska
16R Polk Street
Charlestown

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from garage and storage to artist's studio; erect one-story addition.

Violation(s): Artist's studio is forbidden use.

Accessory building occupies excessive percentage of rear yard.

VOTED: In reference to petition Z-11905, Donald Haska, 16R Polk Street, Charlestown, for forbidden use and variance for change of occupancy from garage and storage to artist's studio and erect one-story addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that proposed front addition not exceed height of existing garage; that plans be submitted to the Authority for design review approval. Addition will not adversely impact direct abutter.



Z-11905 16R POLK ST., CHARLESTOWN

Board of Appeal Referrals

9/15/88

Hearing: 9/27/88 Z-11906
Public Storage, Inc.
380 Dorchester Avenue
South Boston

Site: Two-story structure

District(s): Manufacturing (M-2)

Purpose: Erect four-story self-service storage structure.

Violation(s): Accessory manager's apartment is conditional use.

VOTED: In reference to petition Z-11906, Public Storage, Inc., 380 Dorchester Avenue, South Boston, for conditional use to erect four-story self-servie storage structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso for continuing design review. The appellant is proposing to demolish an existing structure and construct a four-story storage facility with approximately 811 storage spaces and one apartment for security personnel. The single structure would measure approximately 82,800 gross square feet and can accommodate parking for six visitors as well as parking along the perimeter of the building for those accessing the storage areas. The proponent has held meetings with South Boston community leaders as well as a meeting in the community, and to date no opposition to the project has been identified. The proposal is not located within the boundaries of an Interim Planning Overlay District.



Z-11906 284 DORCHESTER AVE., SOUTH BOSTON

Board of Appeal Referrals

9/15/88

Hearing:

10/4/88

Z-11907

Louis R. Peters

649-649H East Broadway

South Boston

Site:

Two-story structure

District(s):

General business (B-1)

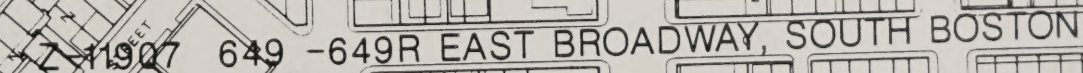
Purpose:

Erect one-story rear addition to one-family barber shop structure.

Violation(s): Excessive floor area ratio.

VOTED:

In reference to petition Z-11907, Louis R. Peters, 649-649H East Broadway, South Boston, for variance to erect one-story rear addition to one-family barber shop structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Expansion of small second-floor apartment presents no negative impacts.



Board of Appeal Referrals

9/15/88

Hearing: 10/4/88

Z-11910
Warren K. Howard, Trustee
150 Worcester Street
Boston

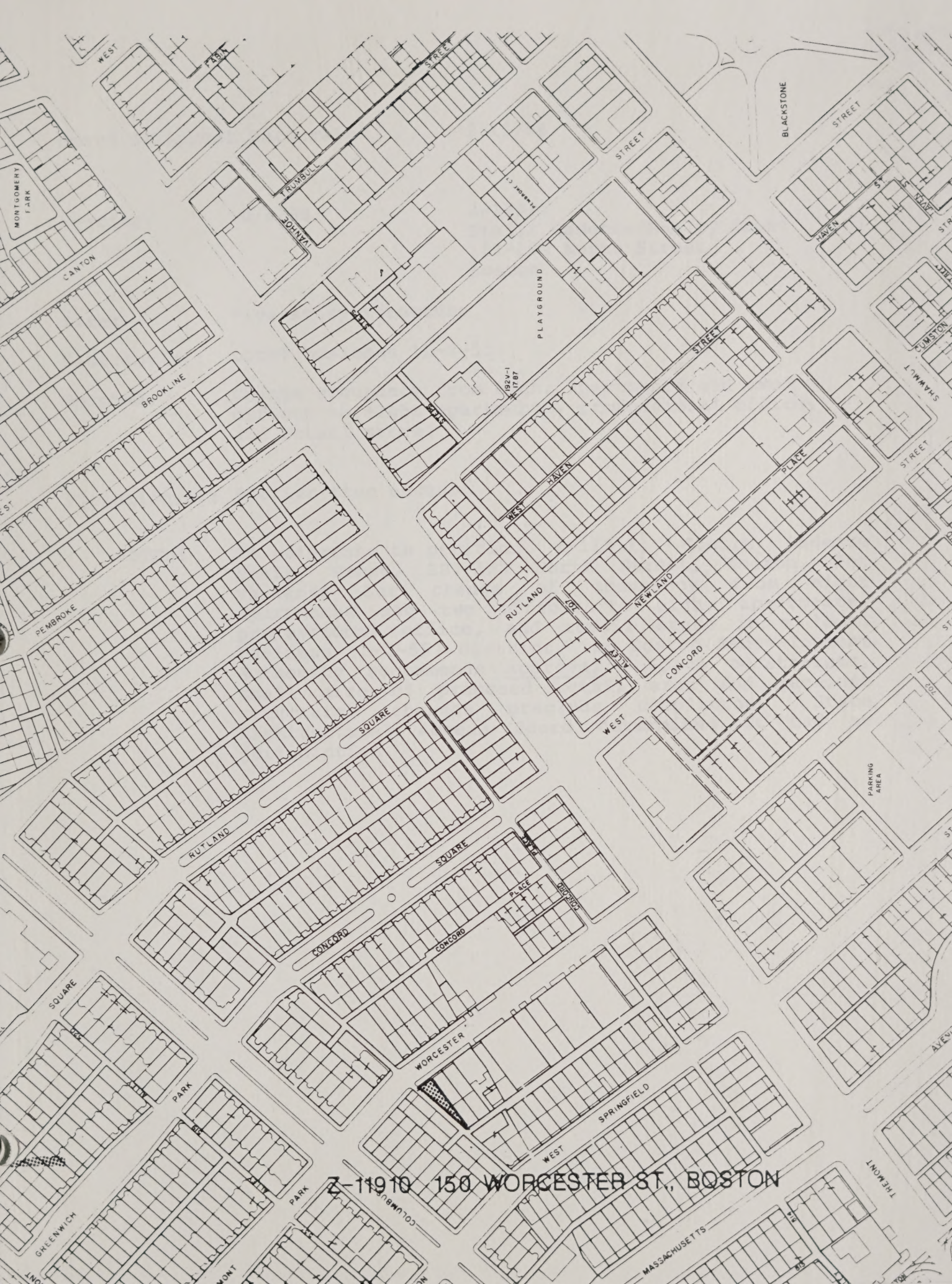
Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11910, Warren K. Howard, Trustee, 150 Worcester Street, Boston, for variance to extend first-floor apartment to basement in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that basement living space comply with Inspectional Services Department guidelines. No exterior changes. Substantial renovations to structure.



Z-11910 150 WORCESTER ST, BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 10/4/88 Z-11911
Stella Cadente Realty Trust
187-189 North Street
Boston

Site: Five-story structure

District(s): Local business (L-2-55)

Purpose: Change occupancy from eight apartments and two
offices to eight apartments, professional office,
and retail store.

Violation(s): Barrier free access.

VOTED: In reference to petition Z-11911, Stella Cadente Realty Trust, 187-189 North Street, Boston, for variance for change of occupancy from eight apartments and two offices to eight apartments, professional office, and retail store in a local business (L-2-55) district, the Boston Redevelopment Authority recommends approval. Space constraints, small size of proposed retail area and required structural changes preclude compliance. State Architectural Access Board determined it had no jurisdiction.



Z-11911 187-189 NORTH ST BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 10/4/88 Z-11912
Patrick McCabe
1015 Canterbury Street
Roslindale

Site:

District(s): Residential, two-family (R-.5)

Purpose: Erect three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space,
front, and rear yards.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-11912, Patrick McCabe, 1015 Canterbury Street, Roslindale, for forbidden use and eight variances to erect three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that building height not exceed 2½ stories; that plans inclusive of elevations be submitted to the Authority for design review approval. Proposal is consistent with surrounding density.



Z-11912 1015 CANTERBURY ST., ROSLINDALE

Board of Appeal Referrals

9/15/88

Hearing: 10/4/88 Z-11914
Theresa Nassif
289 Shawmut Avenue
Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Lodging or boarding house converted for more families
is conditional use.

Excessive floor area ratio.

VOTED: In reference to petition Z-11914, Theresa Nassif, 289 Shawmut Avenue, Boston, for conditional use and variance to legalize occupancy for four-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Proposal is incompatible with planning objectives of density limitation overlay district.



Z-11914 289 SHAWMUT AVE., BOSTON

Hearing: 10/4/88 Z-11917
Scott's Food Service
465 Washington Street
Dorchester

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Erect one-story addition to restaurant.

Violation(s): Drive-in restaurant is conditional use.

Extension of nonconforming use.

VOTED: In reference to petition Z-11917, Scott's Food Service, 465 Washington Street, Dorchester, for conditional use and extension of nonconforming use to erect one-story addition to restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to signage, exterior treatment, location of trash receptacle be submitted to the Authority for design review approval. The appeal is for the construction of a 18' x 36' one-story addition to an existing restaurant to include a drive through window, offices, and renovated service area. The restaurant is located in the Codman Square commercial district across from the Dorchester District Courthouse. The new addition will replace a vacant commercial structure, provide seating for 42 people, provide 28 off-street parking spaces, add landscaping to the site, and create a more efficient traffic pattern through the revitalization of the Codman Square existing commercial uses in the area.



Z-11917 465 WASHINGTON ST, DORCHESTER

Board of Appeal Referrals

9/15/88

Hearing: 10/4/88 Z-11918
Roderick Williams
2 Messinger Street
Mattapan

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect addition to one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-11918, Roderick Williams, 2 Messinger Street, Mattapan, for variance to erect addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed addition is excessive and detracts from the architectural integrity of the structure. A smaller addition would be more compatible given the style and massing of the other homes in the area.



2-11918 2 MESSINGER ST., MATTAPAN

Hearing: 10/4/88 Z-11922
Quadrant Residential Corporation
8 & 12 Blanvon Road
Jamaica Plain

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family townhouse structure.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area and rear yard.

VOTED: In reference to petition Z-11922, Quadrant Residential Corporation, 8 & 12 Blanvon Road, Jamaica Plain, for four variances to erect three-family townhouse structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed occupancy is appropriate as area is primarily a three-family dwelling in character. The predominant architectural style on the street and in the area is the triple-decker three-family dwelling. The proposed structure is a modular building which appears alien in massing and architectural character. Scheme consists of three townhouse units. Parking has been designed for the front yard. More appropriate design would be a three-family triple decker with rear yard parking. This would be more compatible with the neighborhood and avoid a needless front yard parking violation.



Z-11922-8-12 BLANVON RD., JAMICA

Board of Appeal Referrals

9/15/88

Hearing: 10/4/88 Z-11923
John J. Conway, Jr.
25 West Eagle Street
East Boston

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect modular three-family dwelling.

Violation(s): Off-street parking now allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, open space, front, and side yards.

VOTED: In reference to petition Z-11923, John J. Conway, Jr., 25 West Eagle Street, East Boston, for seven variances to erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Siting, parking, and architectural style are totally incompatible with the area. Parking configuration presents vehicular and pedestrian hazards. Set back and architectural style is inconsistent with existing land use patterns. Proposed three-family modular triplex structure in a predominantly two-family Victorian neighborhood would set a negative precedent for future conversions as well as permitting unnecessary and excessive density.



Z-11923 25 WEST EAGLE ST., EAST BOSTON

Hearing: 10/4/88 Z-11924
114 State Street Associates
112-116 State Street
Boston

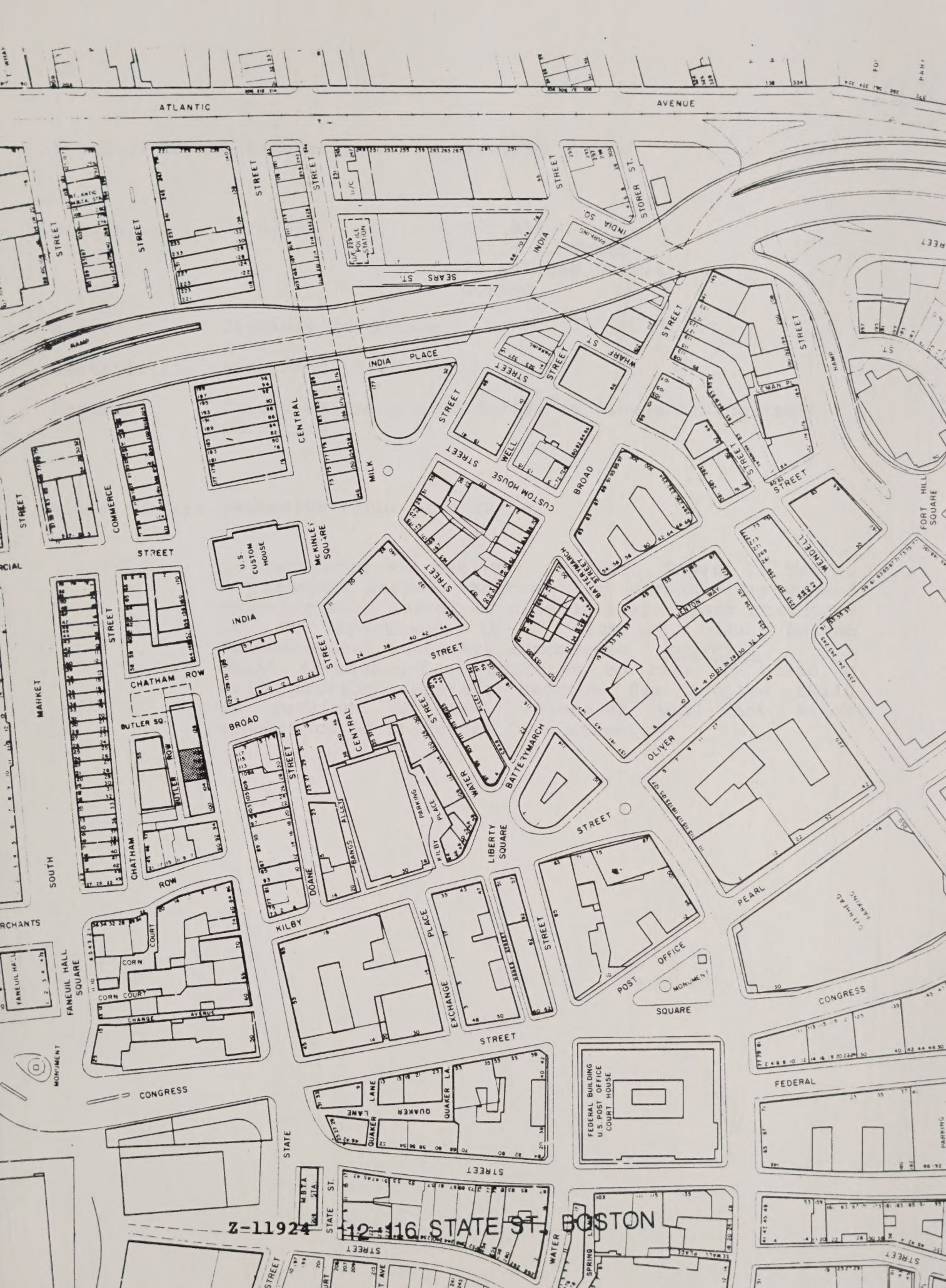
Site: Seven-story structure

District(s): General business (B-8)

Purpose: Change occupancy from store, offices, and restaurant to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11924, 114 State Street Associates, 112-114 State Street, Boston, for conditional use for change of occupancy from store, offices, and restaurant to same and take-out restaurant in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with proviso for design review. The only exterior changes will be new signage, smaller than that existing. The proponent wishes to open a breakfast/coffee shop with seating for 18 patrons at this location, where a photocopying store presently exists. This is located in subdistrict M of the Downtown IPD. The appellant states that automobile use, will be discouraged, and patrons will consist mostly of office workers purchasing food as they walk to work. Deliveries will be made from the rear alley, as they are now. The transportation department has been alerted, and is not opposed. The building is a type II landmark, but as there will be no architectural changes, the Commission is not involved.



ATLANTIC

AVENUE

Z-11924

112-116 STATE ST.

BOSTON

Board of Appeal Referrals

9/15/88

43

Hearing: 10/4/88 Z-11925
David C. Treff
82 Waltham Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Extend existing shed dormer of nine-unit apartment structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11925, David C. Treff, 82 Waltham Street, Boston, for variance to extend existing shed dormer of nine-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Small 48-square-foot addition to rear of building will provide separate bedroom for adopted child as required by law. Proposal will not alter appearance of structure from street.



Z-11925 82 WALTHAM ST., BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 10/4/88

Z-11927
Kathleen F. Doherty
14 School Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11927, Kathleen F. Doherty, 14 School Street, Charlestown, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposal contrary to predominantly one- and two-family dwelling area which also has a critical parking shortage.



PHIPPS STREET
CEMETERY

1927 14 SCHOOL ST. CHARLESTOWN

Board of Appeal Referrals

9/15/88

Hearing: 9/27/88 Z-11930-11931
Thomas Carey
101-103 Lamartine Street
Jamaica Plain

Site: Vacant land

District(s): Manufacturing (M-1)

Purpose: Erect two three-family dwellings.

Violation(s): Three-family dwelling is conditional use.

Insufficient lot area, open space, front, side,
rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11930-11931, Thomas Carey, 101-103 Lamartine Street, Jamaica Plain, for two conditional uses and 16 variances to erect two three-family dwellings in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed densities are excessive; no provision for off-street parking in an area which has a chronic parking shortage; residential encroachment in a manufacturing district creates conflicts particularly when the city is endeavoring to maintain manufacturing businesses and jobs.

Board of Appeal Referrals

9/15/88

Hearing: 10/4/88

Z-11946
Myles Colleran
73 Hamilton Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11946, Myles Colleran 73 Hamilton Street, Hyde Park, for variance to erect one-story rear addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Addition to enlarge kitchen and bathroom will have no detrimental impacts.



Z-11946 73 HAMILTON ST. HYDE PARK

Board of Appeal Referrals

9/15/88

47

Hearing: 10/4/88 Z-11951
Henry L. & Ping Chan
68 Larch Street
Brighton

Site: 3,852 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petition Z-11951, Henry L. & Ping Chan, 68 Larch Street, Brighton, for three variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is not excessive nor inconsistent with predominantly one- and two-family neighborhood.



Z-11951 68 LARCH ST., BRIGHTON

Board of Appeal Referrals

9/15/88

Hearing: 10/4/88 Z-11962
Warren Smith
49 Holworthy Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11962, Warren Smith, 49 Holworthy Street, Roxbury, for forbidden use and three variances for change of occupancy from three to four apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment be submitted to the Authority for design review approval. Site is located in the Washington Park South subdistrict. Proposal is compatible with residential area.

Board of Appeal Referrals

9/15/88

49

Hearing: 9/20/88

Z-11969

Alan E. Harrington
75 Willowdean Avenue
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11969, Alan E. Harrington, 75 Willowdean Avenue, West Roxbury, for variance to erect two-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed addition does not increase existing side yard deficiency.



Z-11969 75 WILLOWDEAN AVE., WEST ROXBURY

Board of Appeal Referrals

9/15/88

Hearing: 9/20/88 Z-11976
Casey and Hayes
176 Lincoln Street
Brighton

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect mezzanine addition to warehouse structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11976, Casey and Hayes, 176 Lincoln Street, Brighton, to erect mezzanine addition to warehouse structure in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site lies within North Allston subarea. Interior addition. PZAC recommends approval.

Board of Appeal Referrals

9/15/88

51

Hearing: 9/20/88 Z-12004
James Torney, Jr.
4-6 G Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: ERect two-story four-unit apartment structure.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, and rear yard.

Parking design.

VOTED: In reference to petition Z-12004, James Torney, Jr., 4-6 G Street, South Boston, for six variances to erect two-story four-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Site formerly used for housing. , Vacant, overgrown lot. Proposal could encourage revitalization of existing properties.



Board of Appeal Referrals

9/15/88

Hearing: 9/27/88 Z-11410
John Stevens
286A-290 Medford Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Erect 12-unit apartment structure with two levels
of underground parking for 31 cars.

Violation(s): Excessive floor area ratio.

Insufficient open space, front, side, and rear
yards.

VOTED: In reference to petition Z-11410, John Stevens,
286-290 Medford Street, Charlestown, for six
variances to erect 12-unit apartment structure
with two levels of underground parking for 31 cars
in an apartment (H-1) district, the Boston
Redevelopment Authority recommends approval with
proviso for continuing design review approval by
the Authority. Proposal has been deferred on the
recommendation of the Authority by the Board of
Appeal in two occasions. After further meetings
with staff and community, proposal has been scaled
down to twelve units, redesigned, and is now
appropriate and advantageous to the area. Proposal
includes one affordable unit, one handicapped
accessible unit, as well as ample open space and
off-street (below grade) parking to support the
project. Charlestown Neighborhood Council supports.

MEMORANDUM

SEPTEMBER 15, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 18 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	1	2		
Back Bay				
Beacon Hill				
Charlestown				
Chinatown				
City Proper				
Dorchester	1			
East Boston	1		1	
Fenway				
Government Center				
Hyde Park	2			
Jamaica Plain		1		
Kenmore				
Mattapan				
North End		1		
Roslindale	1			
Roxbury				
South Boston		1		
South Cove				
South End	2			
West Roxbury	3			

Allston-Brighton

Denial Z-11742. 1558A Commonwealth Ave. Storage addition.

Denial Z-11794. 2193-2201 Commonwealth Ave. Take-out restaurant.

NPZ/20.MEM
091288/1

Approval Z-11885. 296 North Beacon St. Legalize fence.

Dorchester

Approval Z-11876. 12 Waldeck St. Rear addition.

East Boston

Approval Z-11628. 75 Morris St. Replace porches.

Denial Z-11863. 291 Lexington St. One to two family dwelling
w/o
Prejudice

Hyde Park

Approval Z-11887. 19 Violante St. Dormer addition.

Approval Z-11915. 745 River St. Convert to medical office.

Jamaica Plain

Denial Z-11854. 9 Rockview St. Dormer addition.

North End

Denial Z-11850- 2-4 Copps Hill Terrace. One-story additions.
11851.

Roslindale

Approval Z-11661. 70 Fletcher St. Enclosed staircase.

South Boston

Denial Z-11823. 31 Fargo St. Heliport.

South End

Approval Z-11847. 33 East Springfield St. Three to four apartments.

Approval Z-11848. 135 Appleton St. Legalize two family dwelling.

West Roxbury

Approval Z-11792. 200 Grove St. Deck addition.

Approval Z-11846. 15 Churchill Rd. Two-story addition.

Approval Z-11861. 6 Sanborn Ave. One-family dwelling.

BOARD OF APPEAL REFERRALS

SEPTEMBER 15, 1988

	<u>Hearing</u>	
1. Z-11628	9/13/88	Donato Constantini 75 Morris Street, East Boston
2. Z-11661	9/13/88	Gregory Lambrou 70 Fletcher Street, Roslindale
3. Z-11742	9/13/88	Newt Travens 1558A Commonwealth Avenue, Brighton
4. Z-11792	9/13/88	Thomas R. Clifford 200 Grove Street, West Roxbury
5. Z-11794	9/13/88	Martin J. Grealish 2193-2201 Commonwealth Avenue, Brighton
6. Z-11823	9/13/88	31 Fargo Street Partnership 31 Fargo Street, South Boston
7. Z-11846	9/13/88	Francis X. Coppinger 15 Churchill Road, West Roxbury
8. Z-11847	9/13/88	Robert C. Johnson 33 East Springfield Street, Boston
9. Z-11848	9/13/88	Jose & Brenda Jodar 135 Appleton Street, Boston
10. Z-11850-11851	9/13/88	Zarelli-Doney Associates 2-4 Copps Hill Terrace, Boston
11. Z-11854	9/13/88	Daniel Weinstein & Susan Eisenberg 9 Rockview Street, Jamaica Plain
12. Z-11861	9/13/88	Sean Hughes 6 Sanborn Avenue, West Roxbury
13. Z-11863	9/13/88	Eli Orosco 291 Lexington Street, East Boston
14. Z-11876	9/13/88	Charles W. Kessler, Jr. 12 Waldeck Street, Dorchester
15. Z-11885	9/13/88	Samuel's Jaguar Motor Limited 296 North Beacon Street, Brighton
16. Z-11887	9/13/88	Eric and Marie Breneus 19 Violante Street, Hyde Park

*not included in original submission

BOARD OF APPEAL REFERRALS

SEPTEMBER 15, 1988

Hearing

17. Z-11915	9/13/88	Winifred Kender 745 River Street, Hyde Park
18. Z-1822	9/13/88	The New England Medical Center 750 Washington Street, Boston

*not included in original submission

Hearing: 9/13/88 Z-11628
Donato Constantini
75 Morris Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Remove and replace rear porches; enclose third-floor porch.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11628, Donato Constantini, 75 Morris Street, East Boston, for two variances to remove and replace rear porches and enclose third-floor porch in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that third-floor porch be the same size and configuration of first- and second-floor porches; that third-floor porch not be enclosed; that plans specifically addressing building materials and compatibility to existing structure be submitted to the Authority for design review approval. Replacing the porches does not pose serious problems. However, additional space allotted to third-floor porch and its enclosure presents an intrusion on the available light and air for residents on the first and second floors as well as on the immediate abutters. Enclosing third-floor porch establishes a negative precedent as well as being inconsistent with prevailing land use patterns.



Z-11628 75 MORRIS ST. EAST BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 9/13/88 Z-11661
Gregory Lambrou
70 Fletcher Street
Roslindale

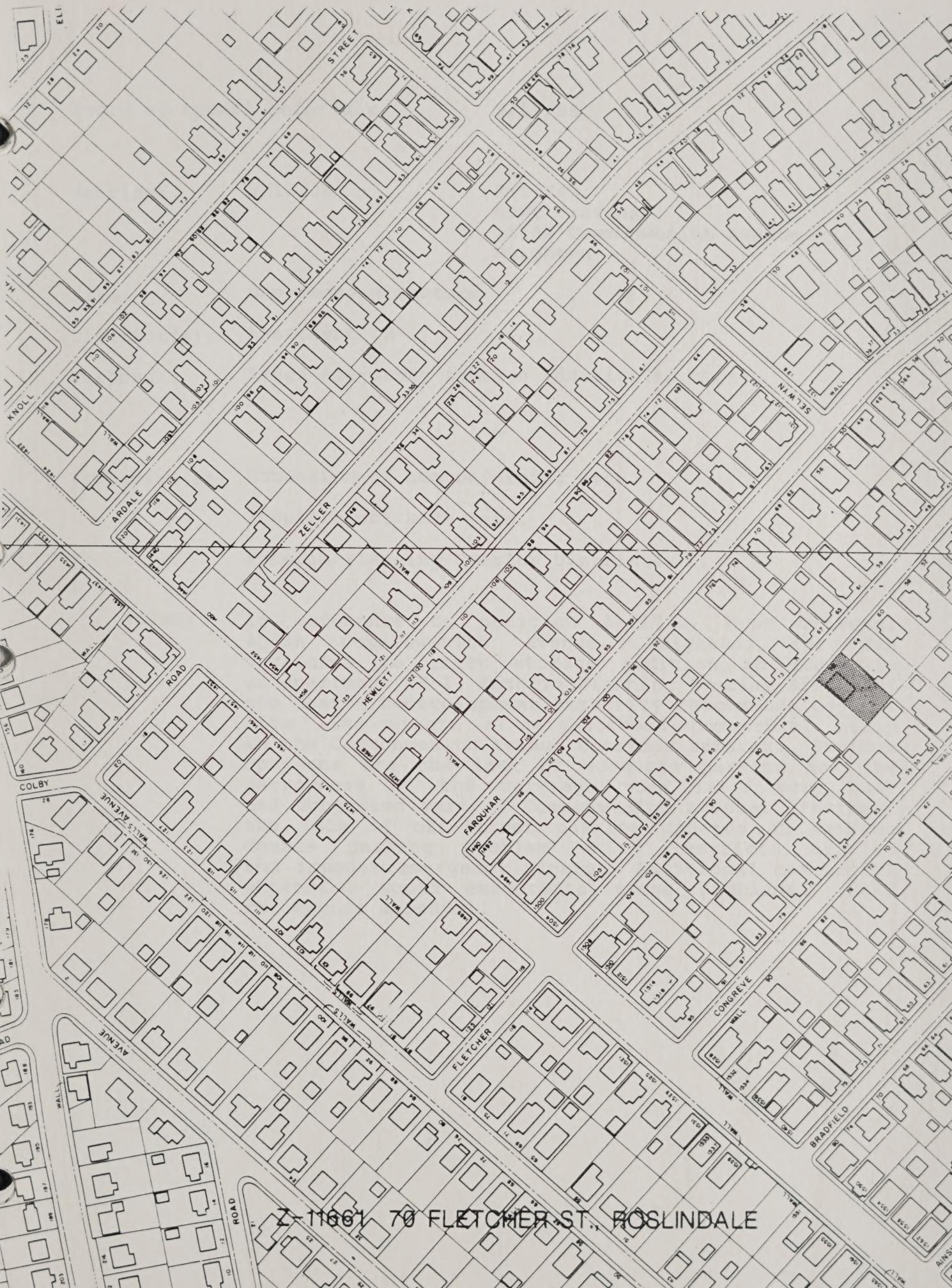
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize enclosed staircase.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11661, Gregory Lambrou, 70 Fletcher Street, Roslindale, for variance to legalize enclosed staircase in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Enclosed staircase serves as a secondary means of egress. Side yard violation is technical.



Z-11661 70 FLETCHER ST. ROSLINDALE

Hearing: 9/13/88 Z-11742
Newt Travens
1558A Commonwealth Avenue
Brighton

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Erect one-story storage addition to store.

Violation(s): Extension of nonconforming use.

Insufficient side yard.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11742, Newt Travens, 1558A Commonwealth Avenue, Brighton, for two variances to erect storage addition to store in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Site lies within a neighborhood commercial strip in the Commonwealth Avenue Corridor subarea. Serious concerns are the lack of adequate parking and the narrowness of the carriage road in a very busy and congested part of Commonwealth Avenue. Further, the lack of off-street parking creates an extreme double parking problem which restricts traffic and impedes emergency access. Additional commercial expansion would exacerbate these problems. PZAC recommends approval.



Z-11742 1558-A COMMONWEALTH AVE, BRIGHTON

Board of Appeal Referrals

9/15/88

Hearing: 9/13/88

Z-11792
Thomas R. Clifford, Jr.
200 Grove Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect side deck addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-11792, Thomas R. Clifford, Jr., 200 Grove Street, West Roxbury, for two variances to erect side deck addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that rear yard be cleaned and maintained free of debris. Existing condition.



Z-11792 200 GROVE ST. WEST ROXBURY

Hearing: 9/13/88 Z-11794
Martin J. Grealish
2193-2201 Commonwealth Avenue
Brighton

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from stores and bank to four stores, laundromat, beauty salon, and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11794, Martin J. Grealish, 2193-2201 Commonwealth Avenue, Brighton, for conditional use for change of occupancy from stores and bank to four stores, laundromat, beauty salon, and take-out restaurant in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Restaurant exists within a local neighborhood shopping center at the intersection of Commonwealth Avenue and Lake Street, at the termination of the MBTA C Line. The shopping center suffers from a chronic lack of parking. A fast food restaurant incurs frequent, short-term trips and contributes significantly to this shopping center's traffic and parking problems. A more appropriate occupancy for this space should be sought. The site lies within the Commonwealth Avenue Corridor subarea. PZAC, LUCK, and BAIA neighborhood groups recommend denial.



Z-11794 2193-2201 COMMONWEALTH AVE., BRIGHTON

Board of Appeal Referrals

9/15/88

Hearing: 9/13/88 Z-11823
31 Fargo Street Partnership
31 Fargo Street
South Boston

Site: Two-story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from office and warehouse to same
and helicopter landing service facility.

Violation(s): Helicopter landing facility is conditional use.

VOTED: In reference to petition Z-11823, 31 Fargo Street Partnership, 31 Fargo Street, South Boston, for conditional use for change of occupancy from office and warehouse to same and helicopter landing service facility in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial. In March, Authority recommended denial of similar petition on the ground that airport-related uses should not be allowed to expand into residential neighborhoods except for medical or emergency situations, and Board of Appeal dismissed without prejudice. Heliport which has existed since 1984, provides landing, take off, refueling, and incidental servicing of helicopters.



Z-11823 31 FARGO ST., SOUTH BOSTON

Hearing: 9/13/88

Z-11846
Francis X. Coppinger
15 Churchill Road
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two-story addition to one-family dwelling;
enclose existing porch.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11846, Francis X. Coppinger, 15 Churchill Road, West Roxbury, for variance to erect two-story addition to one-family dwelling and enclose existing porch in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Minimal violation. Approximately 34 feet will remain.



Z-11846 15 CHURCHILL RD, WEST ROXBURY

Board of Appeal Referrals

9/15/88

Hearing: 9/13/88 Z-11847
Robert C. Johnson, Jr.
33 East Springfield Street
Boston

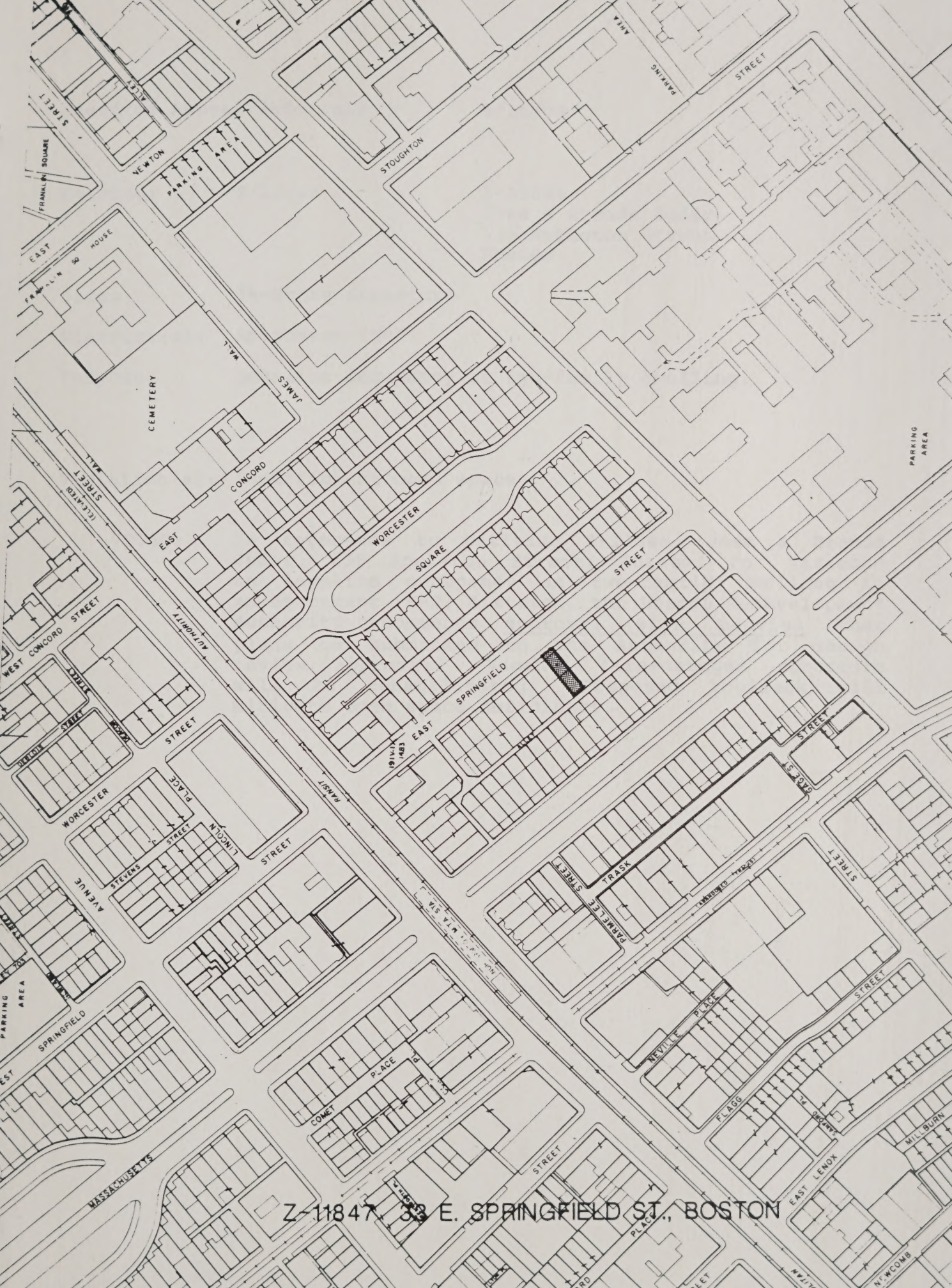
Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from three to four apartments.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11847, Robert C. Johnson, Jr., 33 East Springfield Street, Boston, for variance for change of occupancy from three to four apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartment comply with Inspectional Services Department guidelines.



Z-11847 33 E. SPRINGFIELD ST., BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 9/13/88

Z-11848

Jose & Brenda Jodar
135 Appleton Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-11848, Jose & Brenda Jodar, 135 Appleton Street, Boston, for variance to legalize occupancy as two-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Vacant, fire-damaged structure will be rehabilitated. Proposed roofdeck will mitigate open space deficiency.



Z-11848 135 APPLETON ST, BOSTON

Hearing: 9/13/88 Z-11850-11851
Zarelli-Doney Associates
2-4 Copps Hill Terrace
Boston

Site: Three-story structure

District(s): Apartment (H-3-55)

Purpose: Erect one-story addition to each three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard and setback of parapet.

Restricted roof structure district.

VOTED: In reference to petitions Z-11850-11851, Zarelli-Doney Associates, 2-4 Copps Hill Terrace, Boston, for conditional use and five variances to erect one-story addition to each three-family dwelling in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends denial. Proposals will add two two-bedroom units without any off-street parking in a very congested neighborhood. Additions will also affect light and air provisions in the high-density area. Direct abutter has indicated opposition. Additional zoning violations not cited by Inspectional Services Departments are change of occupancy from three to four units; insufficient open space.



C H A R L E S

Z-11850 -11851 2-4 COPPS HILL TER. BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 9/13/88

Z-11854

Susan Eisenberg & Daniel Weinstein
9 Rockview Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Excessive building height.

VOTED: In reference to petition Z-11854, Daniel Weinstein & Susan Eisenberg, 9 Rockview Street, Jamaica Plain, for variance to erect dormer addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed dormer would create a third floor exceeding the code requirement of 2½ stories, and set a negative precedent. Attic expansion should not violate height limit.



Z-11854-9 ROCK VIEW ST, JAMAICA PLAIN

Board of Appeal Referrals

9/15/88

Hearing: 9/13/88 Z-11861
Sean Hughes
6 Sanborn Avenue
West Roxbury

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11861, Sean Hughes, 6 Sanborn Avenue, West Roxbury, for variance to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso tht plans be submitted to the Authority for design review approval. Irregular-shaped lot. Rear yard abuts MBTA right of way.



Z - 11861 6 SANBORN AVE, WEST ROXBURY

Board of Appeal Referrals

9/15/88

13

Hearing: 9/13/88 Z-11863
Eli Orosco
291 Lexington Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11863, Eli Orosco, 291 Lexington Street, East Boston, for forbidden use and variance to erect one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Existing condition. Common wall between 291 and 289 Lexington Street is not a fire wall as well as not meeting building code standards. Inspectional Services has no record of permit for construction of fire wall. Increase in density cannot be reviewed without first securing effective fire safety measures for the two units.



Z-11863 291 LEXINGTON ST., EAST BOSTON

Board of Appeal Referrals

9/15/88

Hearing: 9/13/88

Z-11876

Charles W. Kessler, Jr.
12 Waldeck Street
Dorchester

Site: One-family dwelling

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story rear addition.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11876, Charles W. Kessler, Jr., 12 Waldeck Street, Dorchester, for two variances to erect one-story rear addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dining space addition will not be visible from the street nor impact abutting properties.



Z 11876 12 WALDECK ST., DORCHESTER

Board of Appeal Referrals

9/15/88

15

Hearing: 9/13/88 Z-11885
Samuel's Jaguar Motor LTD.
296 North Beacon Street
Brighton

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Legalize 7½-foot high fence.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-11885, Samuel's Jaguar Motor LTD, 296 North Beacon Street, Brighton, for two variances to legalize 7½-foot high fence in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Existing fence provides protection for vehicles and equipment in this industrial area.



Z-11885 296

NORTH BEACON ST., BRIGHTON

Board of Appeal Referrals

9/15/88

Hearing: 9/13/88

Z-11887
Eric & Marie Breneus
19 Violante Street
Hyde Park

Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect dormer addition to two-family dwelling.

Violation(s): Excessive floor area ratio and building height.

VOTED: In reference to petition Z-11887, Eric & Marie Breneus, 19 Violante Street, Hyde Park, for two variances to erect dormer addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormer addition will provide needed space for growing family.

Hearing: 9/13/88

Z-11915
Winifred Kender
745 River Street
Hyde Park

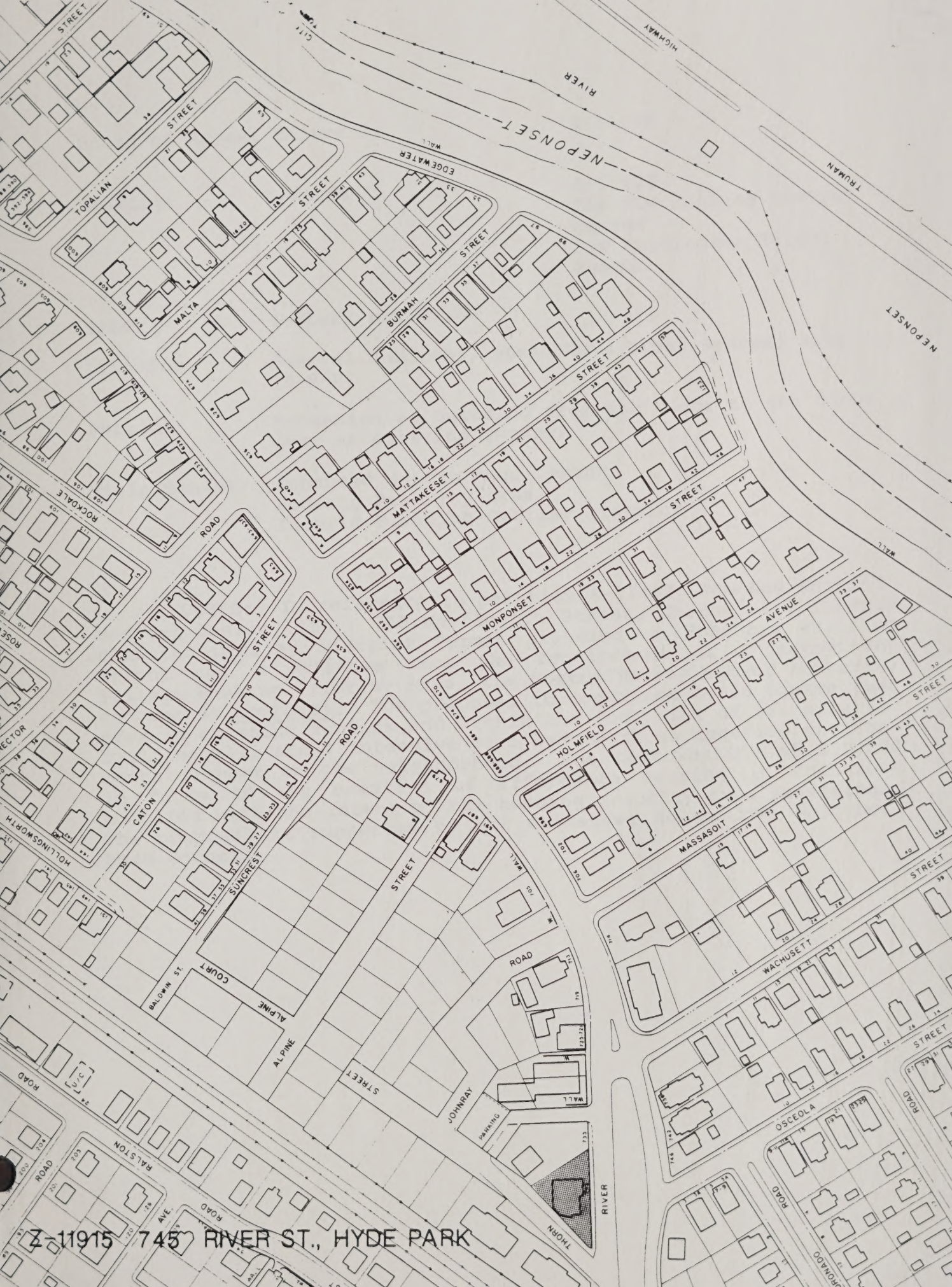
Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from animal hospital to medical offices.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-11915, Winifred Kender, 745 River Street, Hyde Park, for variance for change of occupancy from animal hospital to medical offices in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Medical office apparently existing for five years serves primarily low income and elderly. Appellant will provide six of eight required off-street parking spaces.



Z-11915 745 RIVER ST., HYDE PARK

Board of Appeal Referrals

9/15/88

Hearing: 9/13/88

Z-11822
The New England Medical
Center
750 Washington Street
Boston

Site: 9-Story structure

District: General Business, South Cove Urban Renewal Area
(B-8-U)

Purpose: Extension of building from 4th floor to 6th floor
over an existing sundeck

Violation(s): Enhanced Height Requirement
Housing Priority Area
Interim Planning Overlay District

VOTED: In reference to petition Z-11822, The New England Medical Center, Inc., 750 Washington Street, Boston, for Interim Planning Overlay District Permit allowing an Enhanced Building Height and a variance from the requirement of Chinatown-Bay Village Housing Priority Area, the Boston Redevelopment Authority recommends approval. The proposal to construct 4,600 square feet over an existing sundeck and within the footprint of the existing building will add 8 intensive care beds with no negative environmental impact on the neighborhood. The contribution of \$50,000 in funds to the creation of affordable housing in Chinatown complies with the intent of the housing priority area provisions. The proposal is supported by the Chinatown South Cove Neighborhood Council.

